

JULIAN

2000 Census Population.....3,111

Community 2020 Target¹3,100

April 2004 WC Map Population3,920



APRIL 2004 WORKING COPY MAP

The key objective is to reinforce the rural character of the community. Village densities are proposed to the existing town center and are surrounded by semi-rural densities. Semi-rural densities are also assigned to areas with a defined pattern of development. Rural Land designations were assigned to the remaining portions of the community planning area.

KEY COMMUNITY ISSUES

- Sewer, septic and groundwater constraints—Most of the area's current systems are near or at capacity and many wells in the area are going dry
- Protection of steep slopes, ridgelines, and sensitive habitat
- Maintaining agriculture
- Impacts to community character from new development

COMMUNITY-SPECIFIC PLANNING RATIONALE

- Due to limited sewer and water availability, growth is predominantly planned for the town center and the area immediately surrounding the town center
- The planning group endorses the April 2004 Map
- Gaining consensus within the environmental community

TRAFFIC FORECASTS

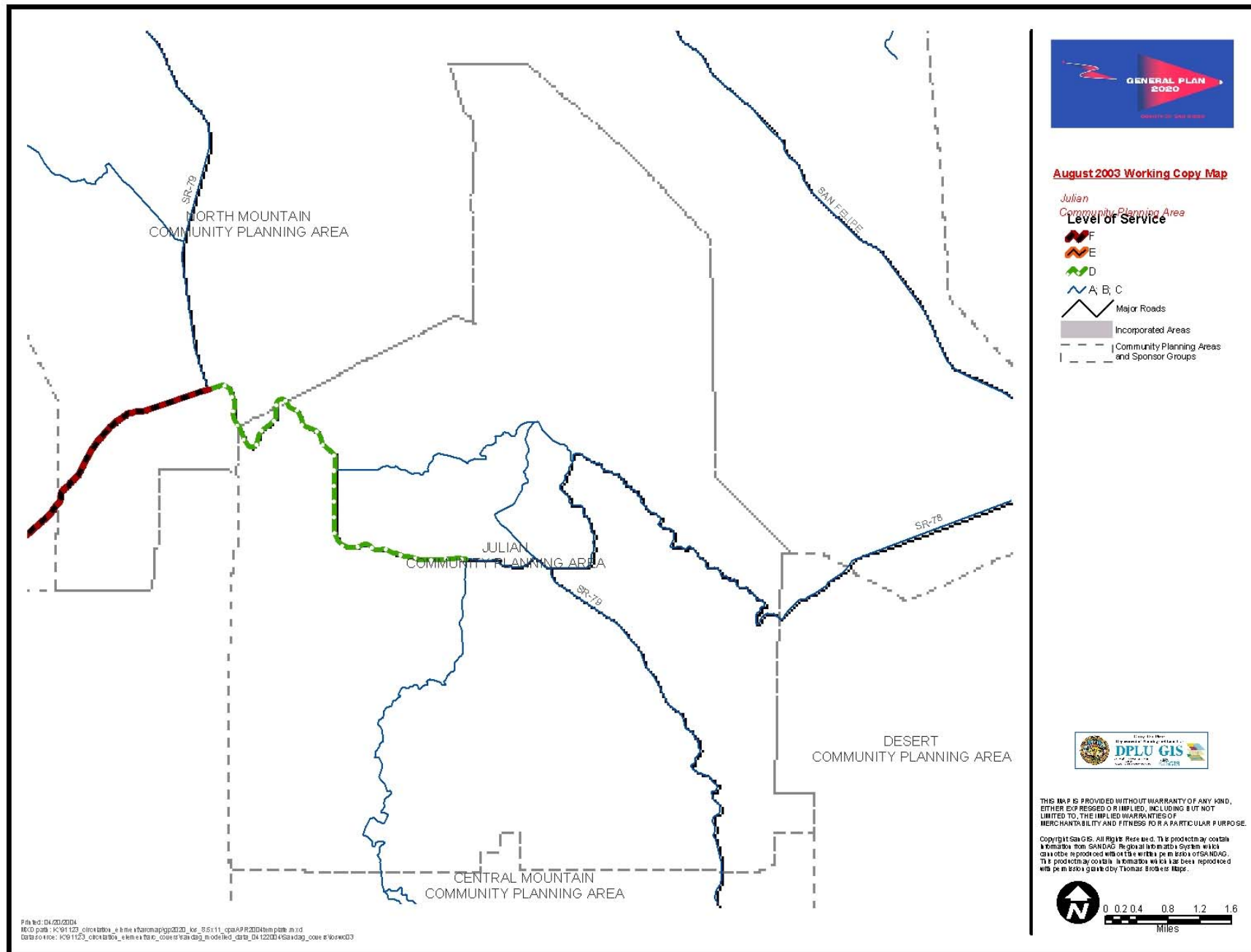
If the April 2004 Working Copy map is developed to its full capacity in the year 2020, preliminary traffic forecasts² indicate there would be no lane-miles of roads operating at LOS E or F in Julian and therefore no costs associated with improving deficient roads.

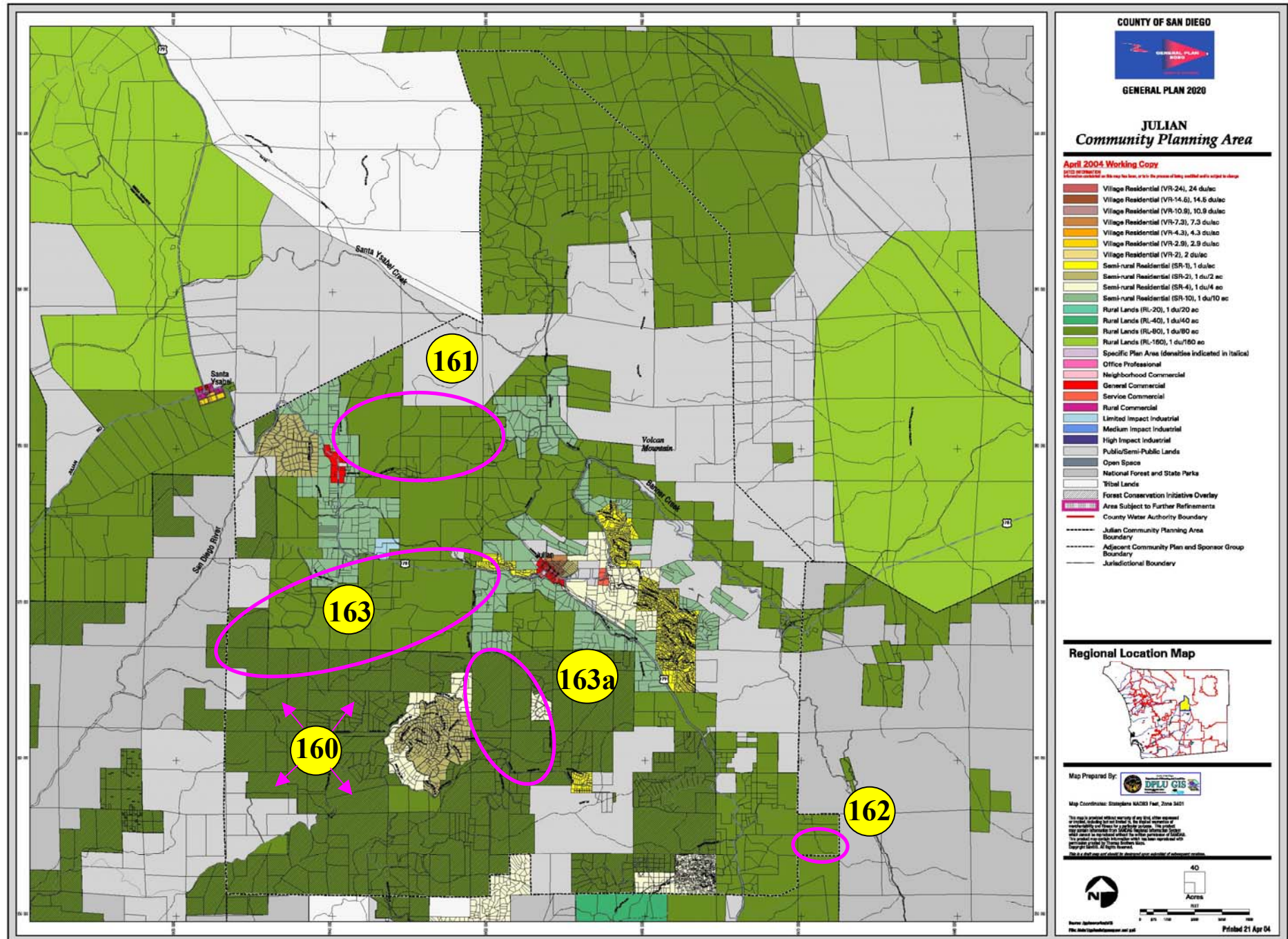
Traffic forecasts for the April 2004 Working Copy map are substantially improved over the existing general plan, which produces about 34 lane-miles operating at LOS E or F. The preliminary cost estimate for road improvements associated with the existing general plan is approximately \$320 million for Julian.

Decreased densities proposed for the Rural Land designated areas in the Julian Community Planning Area directly reduced traffic congestion and future road improvement costs for Julian and the communities outside of Julian over those projected for the other traffic scenarios.

¹ Community target established prior to availability of 2000 Census data.

² Based on traffic forecasts for the August 2003 Working Copy map.





RESIDENTIAL PROPERTY REFERRALS

160	Gene Helsel (CPG Chair), Bonnie Gendron, Gail Tucker, Virginia Moran, Susan Carey, and Maureen Brantly			
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>
	Rural Lands: 1 du/40 acres	Rural Lands: 1 du/80 acres	Rural Lands: 1 du/80 acres	Rural Lands: 1 du/80 acres
			<i>No action – referred to staff pending groundwater study</i>	
161	Chris Collins			
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>
	Rural Lands: 1 du/40 acres	Semi-Rural: 1 du/10 acres Rural Lands: 1 du/80 acres	Semi-Rural: 1 du/10 acres Rural Lands: 1 du/80 acres	Semi-Rural: 1 du/10 acres Rural Lands: 1 du/80 acres
			<i>No action – referred to staff pending groundwater study</i>	
162	Laura and Bill Houle			
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>
	Rural Lands: 1 du/40 acres	Rural Lands: 1 du/80 acres	Rural Lands: 1 du/80 acres	Rural Lands: 1 du/80 acres
			<i>No action – referred to staff pending groundwater study</i>	

163	Thure Stedt				
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>	
	Rural Lands: 1 du/40 acres	Rural Lands: 1 du/80 acres	Rural Lands: 1 du/40 acres	Rural Lands: 1 du/80 acres	
	<u>Key Objectives:</u>		<u>Rationale for April 2004 WC:</u>		
	<ul style="list-style-type: none"> • <i>Create a model for community development</i> • <i>Reduce public costs</i> • <i>Obtain a broad consensus</i> 		<p>Growth is predominantly planned for the town center and area immediately surrounding to reflect the community character issues, and limited sewer and water availability. In addition, roads in Julian and some planning areas west of Julian operate at an acceptable level of service with 1 du/80 acres applied throughout the Rural Lands designated areas of the planning group area. However, some of these roads are reduced to a less than acceptable level of service when 1 du/40 acres is applied to the Rural Lands designated area. The Planning Group recommends the 1 du/80 acre density for all of the land designated as Rural Lands. This property is currently under a Williamson Act Contract.</p>		
163a	Dallas Green				
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>	
	Rural Lands: 1 du/80 acres	Rural Lands: 1 du/80 acres	Rural Lands: 1 du/40 acres	Rural Lands: 1 du/80 acres	
	<u>Key Objectives:</u>		<u>Rationale for April 2004 WC:</u>		
	<ul style="list-style-type: none"> • <i>Create a model for community development</i> • <i>Reduce public costs</i> • <i>Obtain a broad consensus</i> 		<p>Growth is predominantly planned for the town center and area immediately surrounding to reflect the community character issues, and limited sewer and water availability. In addition, roads in Julian and some planning areas west of Julian operate at an acceptable level of service with 1 du/80 acres applied throughout the Rural Lands designated areas of the planning group area. However, some of these roads are reduced to a less than acceptable level of service when 1 du/40 acres is applied to the Rural Lands designated area. The Planning Group recommends the 1 du/80 acre density for all of the land designated as Rural Lands. This property is currently under a Williamson Act Contract.</p>		